HOUSING MARKET INFORMATION

RENTAL MARKET REPORT
Abbotsford CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2016

The overall vacancy rate*...

DECREASED to

0.5%

- Below CMA
- Similar to CMA
- Above CMA

The average rent is*...

$829

UP by 4.9%

- Below CMA
- Similar to CMA
- Above CMA

PRIMARY RENTAL MARKET *(by bedroom type)*

Bachelor	One bedroom	Two bedroom	Three or more bedrooms
0.0% Vacancy Rate	0.7% Vacancy Rate	0.4% Vacancy Rate	0.0% Vacancy Rate
$619 Avg. Rent	$744 Avg. Rent	$915 Avg. Rent	$1,019 Avg. Rent

"Increased demand for rental housing led to higher rents and a lower vacancy rate in Abbotsford-Mission this year."

Richard Sam
Market Analysis (Vancouver)

*CMHC collects data on the primary and secondary rental market annually in the fall. These data refer to the primary rental market, which only includes rental units in privately initiated apartment structures containing at least three rental units. The secondary rental market covers rental dwellings that were not originally purpose built for the rental market, including rental condominiums. The primary vacancy rate and rent level is based on all surveyed structures, while the rent increase is based only on structures common to the survey sample in both the current and previous year.

Canada

Housing market intelligence you can count on

CMHC SCHL

Key Analysis Findings

- Demand remains strong for rental accommodations in the Abbotsford-Mission CMA with vacancy rates declining to 0.5 per cent from 0.8 per cent in 2015.
- High demand and a limited increase in rental supply pushed up rental rates by 4.9 per cent.[1]
- Population growth and steady employment underpin rental demand in the CMA.

Vacancy Rates Remain Low in the Abbotsford-Mission CMA

The vacancy rate remained low in the CMA this year, declining from 0.8 per cent in 2015 to 0.5 per cent, as shown in Figure 1. This marks the second consecutive year that the vacancy rate has dipped below 1.0 per cent. The vacancy rate in Abbotsford remained steady from last year, while the rate declined significantly in Mission from 3.2 per cent to 1.2 per cent during the same time period.

Demand for newer rental accommodations remains high. The vacancy rate (Table 1.2.1) for apartments constructed after 1990 was 0.1 percent. Though the rents for newer units are higher on average (Table 1.2.2), renters are willing to pay these higher rents. Newer units often provide more features and amenities than older units, as well as often being located in newer and more central areas as planning in the CMA evolved over time.

Population and Employment Growth Spur Demand for Rental Accommodations

Total migration into the CMA continues to underpin strong demand for rental accommodations despite a net outflow of interprovincial migrants.[2] In Figure 2, immigration, which makes-up the majority of net migration in the CMA, reached over 1,400 people in 2014 and remained above one thousand people in 2015.[3] Net intraprovincial migration remained positive for the sixth consecutive year in 2015 at 190 people.[4] Migrants coming to the CMA generally rent first, before deciding whether to purchase a home.

Employment opportunities have attracted people into the CMA. Despite a 1.5 per cent decline in employment levels in the CMA from 2015 to 2016, overall employment levels remain high compared

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

Figure 1

Source: CMHC Rental Market Survey

[1] Percentage change of average rents from fixed sample. See Technical Note for details.
[2] Interprovincial migration is the movement of people between provinces.
[3] Immigration refers to the inflow of migrants from other countries.
[4] Intraprovincial migration is the movement of people within the province.

to historical levels.[5] (Figure 3) Further, the number of full-time jobs has been on the rise throughout 2016, supporting housing demand. The University of Fraser Valley (UFV) Campus in Abbotsford is another driver that has attracted people to the area. UFV students identified as Full Time Equivalent enrollment in Abbotsford has been steady for the last four years, reaching 5,230 in the 2015/16 school year.[6]

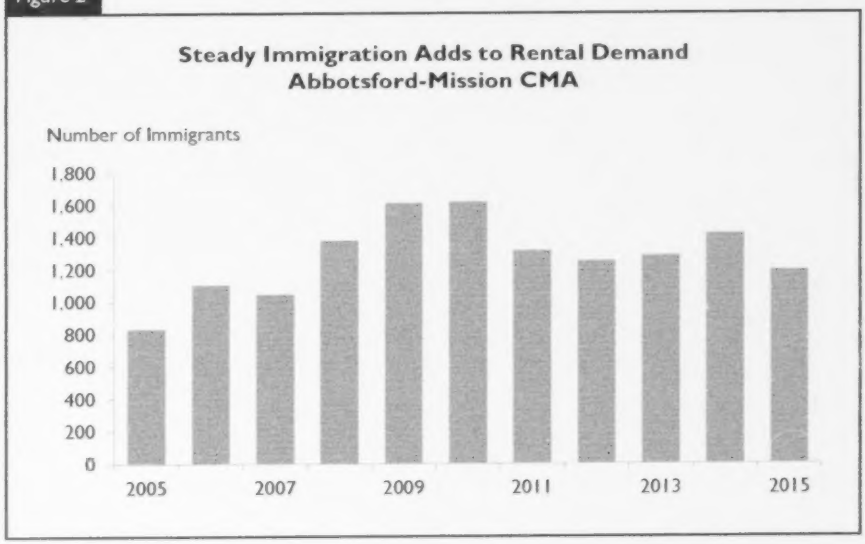
Limited Supply Keeps Vacancy Rates Low

Supply in the primary rental market has not kept up with demand in the CMA as the rental universe of purpose-built apartment units increased by a net total of four units in 2016. This limited supply has had renters looking at the secondary rental market to find accommodations. The estimated number of secondary units (refer to Table 5.2) in the CMA increased by 301 units from last year to this year.[7]

Strong Demand, Limited Supply Supports Rental Increases

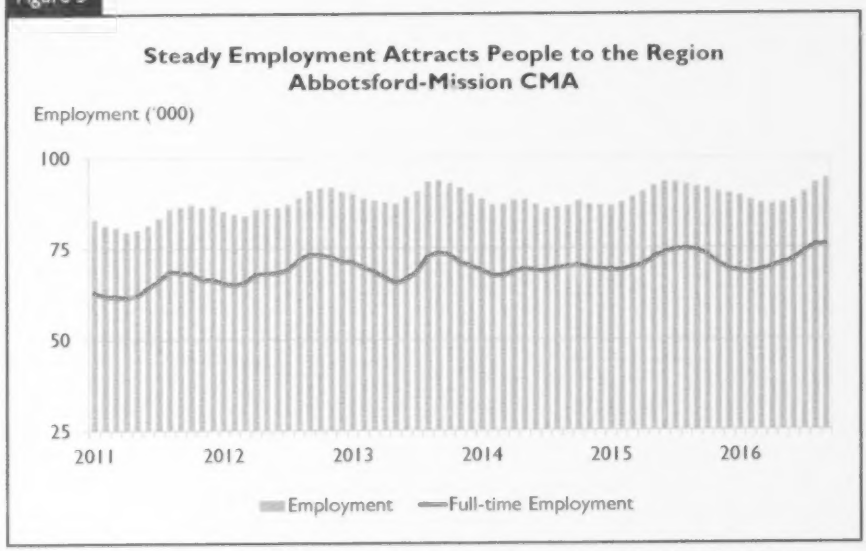
Strong demand and limited rental supply in the Abbotsford-Mission CMA were the major reasons for the increase in rental rates. The change in fixed-sample rents (figure 4) was 4.9 per cent,

Figure 2



Source: Statistics Canada

Figure 3



Source: Statistics Canada. Employment and Full-time Employment are Unadjusted, 3 Month Moving Averages

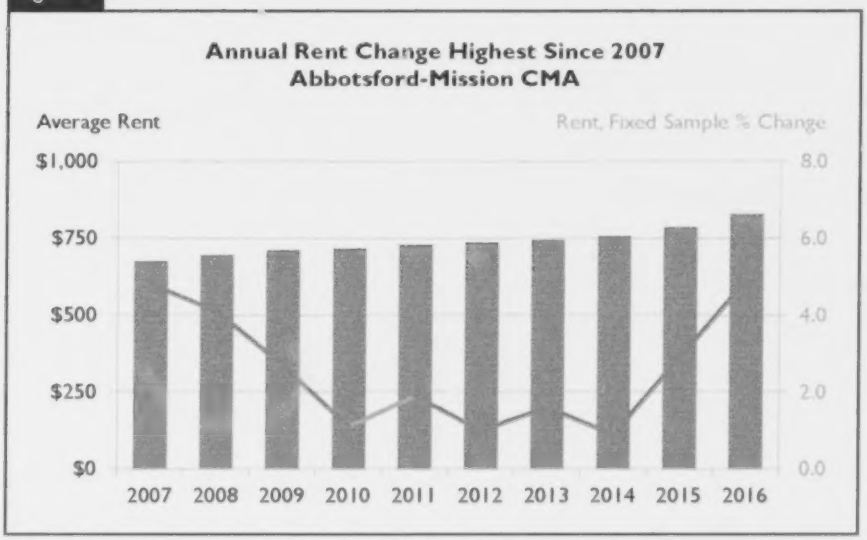
[5] Statistics Canada Labour Force Survey, September 2016. Employment levels at the end of September 2016 was at 90,000.
[6] The University of Fraser Valley Fact Book, 2015-16
[7] The total numbers in Table 5.2 do not include rental units from the apartment condominium universe.

higher than the maximum allowable rent increase for 2016 of 2.9 per cent, set by the BC government's Residential Tenancies Branch. Between the two major centres, Mission recorded the highest rent increases in 2016 at 5.3 per cent compared to 4.8 per cent in Abbotsford

One-Fifth of Apartment Units Turned Over in the Last 12 Months

One reason rents can increase above the provincial guideline is when turnover of a rental suite occurs.[8] The turnover rate, a new variable that has been captured for this year's survey, is the number of times a unit has been occupied by a new tenant over the last 12 months. The turnover rate in the Abbotsford-Mission CMA was 20 per cent. Despite high demand for rental accommodations, one-fifth of the rental stock did become available in the CMA during the past year. However, since the vacancy rate is low, there is a high probability that these units would have been rented quickly.

Figure 4



Source: CMHC Rental Market Survey

[8] Taken from the Provincial government's website, Landlords can only increase the rent once a year by an amount permitted by law or an additional amount approved in advance by an arbitrator

Fraser Valley C
Fraser Valley F
Maple Ridge
Mission
02
Fraser Valley G
Chilliwack
Langley
01
Abbotsford
Fraser Valley E
Zone - Name
01 - Abbotsford
02 - Mission
Municipal Boundary (2011)
N

RMS ZONE DESCRIPTIONS - ABBOTSFORD CMA	
Zone 1	**Abbotsford City** - Includes census tracts 0001.00, 0002.00, 0003.00, 0004.00, 0005.01, 0005.02, 0006.00, 0007.01, 0007.02, 0008.01, 0008.03, 0008.04, 0009.01, 0009.02, 0010.00, 0011.00, 0012.01, 0012.02, 0013.00, 0014.00, 0100.00, 0101.00, 0102.00, 0103.00, 0104.00, 0105.00, 0106.03, 0106.04, 0106.05 and 0106.06.
Zone 2	**Mission** - Includes census tracts 0200.00, 0201.01, 0201.02, 0202.00, 0203.00, 0204.00, 0205.00, 0206.00 and 0207.00.
Zones 1-2	**Abbotsford CMA**

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units in the Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
1.1.6 Turnover Rates (%) by Zone and Bedroom Type
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.2.3 Turnover Rates (%) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.3.3 Vacancy Rates (%) by Structure Size and Zone
1.3.4 Turnover Rates (%) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units in the Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
2.1.6 Turnover Rates (%) by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
3.1.6 Turnover Rates (%) by Zone and Bedroom Type

Available in the Halifax, Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

Rental Condominium Apartment Data

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($) by Bedroom Type
4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Project Size

Available in the St. John's, Halifax, Quebec, Montreal, Ottawa, Barrie, Toronto, Hamilton, St. Catharines-Niagara, Windsor, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Kelowna, Abbotsford-Mission, Vancouver and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Other Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%)
by Zone and Bedroom Type
Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Abbotsford	1.2	0.0	0.4	0.6	0.7	0.4	0.0	0.0	0.6	0.5
Zone 2 - Mission	**	0.0	4.0	1.8	2.7	0.8	-	-	3.2	1.2
Abbotsford-Mission CMA	**1.1**	**0.0**	**0.7**	**0.7**	**0.9**	**0.4**	**0.0**	**0.0**	**0.8**	**0.5**

1.1.2 Private Apartment Average Rents ($)
by Zone and Bedroom Type
Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Abbotsford	592	620	718	750	877	928	972	1,019	795	838
Zone 2 - Mission	**	610	648	684	755	782	-	-	707	731
Abbotsford-Mission CMA	**589**	**619**	**712**	**744**	**864**	**915**	**972**	**1,019**	**787**	**829**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Abbotsford-Mission CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Abbotsford	113	116	1,660	1,677	1,803	1,788	36	36	3,612	3,617
Zone 2 - Mission	15	14	179	179	172	172	0	0	366	365
Abbotsford-Mission CMA	**128**	**130**	**1,839**	**1,856**	**1,975**	**1,960**	**36**	**36**	**3,978**	**3,982**

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Abbotsford-Mission CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Abbotsford	1.2	0.8	0.6	0.9	1.3	0.5	0.0	0.0	1.0	0.7
Zone 2 - Mission	**	0.0	4.0	2.4	4.8	1.3	-	-	4.3	1.8
Abbotsford-Mission CMA	**1.1**	**0.7**	**1.0**	**1.1**	**1.6**	**0.6**	**0.0**	**0.0**	**1.3**	**0.8**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Abbotsford-Mission CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
Zone 1 - Abbotsford	1.9	4.3	2.5	5.0	2.9	4.5	2.1	**	2.9	4.8
Zone 2 - Mission	**	**	3.1	6.6	1.9	5.9	-	-	2.7	5.3
Abbotsford-Mission CMA	**1.9**	**4.9**	**2.6**	**5.1**	**2.8**	**4.7**	**2.1**	**	**2.9**	**4.9**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years

1.1.6 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Abbotsford	n/a	**	n/a	24.8	n/a	17.7	n/a	**	n/a	20.9
Zone 2 - Mission	n/a	**	n/a	13.3	n/a	9.3	n/a	-	n/a	11.2
Abbotsford-Mission CMA	**n/a**	**	**n/a**	**23.5**	**n/a**	**17.0**	**n/a**	**	**n/a**	**20.0**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Abbotsford-Mission CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Abbotsford-Mission CMA										
Pre 1960	**	**	**	**	**	**	**	**	**	**
1960 - 1974	1.6	0.0	1.0	1.0	2.3	2.3	**	**	1.4	1.3
1975 - 1989	0.0	0.0	0.9	0.7	0.8	0.2	0.0	0.0	0.8	0.4
1990+	**	0.0	0.0	0.3	0.5	0.0	**	**	0.3	0.1
Total	1.1	0.0	0.7	0.7	0.9	0.4	0.0	0.0	0.8	0.5

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Abbotsford-Mission CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Abbotsford-Mission CMA										
Pre 1960	**	**	**	**	**	**	**	**	**	**
1960 - 1974	598	616	702	728	836	858	1,054	1,131	738	764
1975 - 1989	585	635	707	734	814	847	922	933	762	792
1990+	557	622	747	798	947	1,012	**	**	880	940
Total	589	619	712	744	864	915	972	1,019	787	829

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.2.3 Private Apartment Turnover Rates (%) by Year of Construction and Bedroom Type Abbotsford-Mission CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Abbotsford-Mission CMA										
Pre 1960	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
1960 - 1974	n/a	**	n/a	**	n/a	19.9	n/a	**	n/a	27.2
1975 - 1989	n/a	**	n/a	23.3	n/a	19.3	n/a	7.4	n/a	21.0
1990+	n/a	4.3	n/a	14.4	n/a	13.4	n/a	**	n/a	13.4
Total	n/a	**	n/a	23.5	n/a	17.0	n/a	**	n/a	20.0

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Abbotsford-Mission CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Abbotsford-Mission CMA										
3 to 5 Units	-	-	0.0	**	**	**	**	**	**	**
6 to 19 Units	11.5	0.0	1.0	0.0	2.2	0.0	**	**	2.2	0.0
20 to 49 Units	0.0	0.0	1.0	0.8	1.0	0.2	0.0	0.0	0.9	0.5
50 to 99 Units	0.0	0.0	0.6	0.4	0.6	0.1	0.0	0.0	0.6	0.2
100 to 199 Units	-	-	**	**	**	**	-	-	**	**
200+ Units	-	-	-	-	-	-	-	-	-	-
Total	1.1	0.0	0.7	0.7	0.9	0.4	0.0	0.0	0.8	0.5

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Abbotsford-Mission CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Abbotsford-Mission CMA										
3 to 5 Units	-	-	**	**	**	**	**	**	**	**
6 to 19 Units	483	530	640	634	782	815	**	**	724	746
20 to 49 Units	601	620	690	719	824	849	828	881	749	775
50 to 99 Units	605	640	723	759	877	946	1,010	1,065	801	855
100 to 199 Units	-	-	**	**	**	**	-	-	**	**
200+ Units	-	-	-	-	-	-	-	-	-	-
Total	589	619	712	744	864	915	972	1,019	787	829

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Abbotsford-Mission CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Abbotsford	**	**	2.3	0.0	0.6	0.3	0.4	0.2	**	**	-	-
Zone 2 - Mission	-	-	1.8	0.0	3.0	1.8	**	**	-	-	-	-
Abbotsford-Mission CMA	**	**	**2.2**	**0.0**	**0.9**	**0.5**	**0.6**	**0.2**	**	**	-	-

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.3.4 Private Apartment Turnover Rates (%) by Structure Size and Bedroom Type Abbotsford-Mission CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Abbotsford-Mission CMA										
3 to 5 Units	n/a	-	n/a	**	n/a	**	n/a	**	n/a	**
6 to 19 Units	n/a	26.9	n/a	**	n/a	**	n/a	**	n/a	**
20 to 49 Units	n/a	**	n/a	21.4	n/a	17.1	n/a	**	n/a	19.6
50 to 99 Units	n/a	**	n/a	24.6	n/a	13.8	n/a	14.3	n/a	18.7
100 to 199 Units	n/a	-	n/a	**	n/a	**	n/a	-	n/a	**
200+ Units	n/a	-	n/a	-	n/a	-	n/a	-	n/a	-
Total	n/a	**	n/a	23.5	n/a	17.0	n/a	**	n/a	20.0

1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type Abbotsford-Mission CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Abbotsford-Mission CMA										
LT $600	**	0.0	0.0	0.0	**	**	**	**	**	0.0
$600 - $674	0.0	0.0	1.1	0.9	**	**	**	**	0.9	0.7
$675 - $749	**	**	0.7	0.7	1.5	0.0	**	**	0.9	0.5
$750 - $824	**	**	0.8	0.3	1.6	2.4	**	**	1.2	1.1
$825 - $899	**	**	**	4.0	0.5	0.0	**	**	0.4	1.0
$900+	**	**	**	**	0.7	0.1	**	**	0.6	0.1
Total	1.1	0.0	0.7	0.7	0.9	0.4	0.0	0.0	0.8	0.5

[1] Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Abbotsford-Mission CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Abbotsford	-	-	**	**	**	**	**	**	**	**
Zone 2 - Mission	-	-	-	-	-	-	**	**	**	**
Abbotsford-Mission CMA	-	-	**	**	**	**	**	2.4	**	3.3

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Abbotsford-Mission CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Abbotsford	-	-	**	**	**	**	**	**	**	**
Zone 2 - Mission	-	-	-	-	-	-	**	**	**	**
Abbotsford-Mission CMA	-	-	**	**	**	**	**	**	992	959

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Abbotsford	0	0	44	44	114	116	27	28	185	188
Zone 2 - Mission	0	0	0	0	0	0	82	81	82	81
Abbotsford-Mission CMA	**0**	**0**	**44**	**44**	**114**	**116**	**109**	**109**	**267**	**269**

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Abbotsford	-	-	**	**	**	**	**	**	0.6	**
Zone 2 - Mission	-	-	-	-	-	-	**	**	**	**
Abbotsford-Mission CMA	**-**	**-**	******	******	******	******	******	**3.6**	**0.4**	**3.7**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Abbotsford-Mission CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
Zone 1 - Abbotsford	-	-	**	**	**	**	**	**	**	**
Zone 2 - Mission	-	-	-	-	-	-	**	**	**	**
Abbotsford-Mission CMA	**-**	**-**	****	****	****	****	****	****	**4.0**	****

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years

2.1.6 Private Row (Townhouse) Turnover Rates (%) by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Abbotsford	n/a	-	n/a	**	n/a	**	n/a	**	n/a	**
Zone 2 - Mission	n/a	-	n/a	-	n/a	-	n/a	**	n/a	**
Abbotsford-Mission CMA	**n/a**	**-**	**n/a**	****	**n/a**	****	**n/a**	****	**n/a**	**19.3**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Abbotsford	1.2	0.0	0.4	0.8	0.7	0.5	0.0	0.0	0.5	0.6
Zone 2 - Mission	**	0.0	4.0	1.8	2.7	0.8	**	**	2.6	1.4
Abbotsford-Mission CMA	**1.1**	**0.0**	**0.7**	**0.9**	**0.8**	**0.6**	**0.0**	**1.7**	**0.8**	**0.7**

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Abbotsford	592	620	718	749	874	921	1,032	1,033	797	836
Zone 2 - Mission	**	610	648	684	755	782	**	**	826	842
Abbotsford-Mission CMA	**589**	**619**	**712**	**744**	**862**	**909**	**1,233**	**1,254**	**800**	**837**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Abbotsford	113	116	1,704	1,721	1,917	1,904	63	64	3,797	3,805
Zone 2 - Mission	15	14	179	179	172	172	82	81	448	446
Abbotsford-Mission CMA	**128**	**130**	**1,883**	**1,900**	**2,089**	**2,076**	**145**	**145**	**4,245**	**4,251**

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Abbotsford	1.2	0.8	0.7	1.1	1.2	0.6	0.0	0.0	1.0	0.8
Zone 2 - Mission	**	0.0	4.0	2.4	4.8	1.3	**	**	3.5	2.1
Abbotsford-Mission CMA	**1.1**	**0.7**	**1.0**	**1.2**	**1.5**	**0.7**	**0.0**	**2.6**	**1.2**	**1.0**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Abbotsford-Mission CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
Zone 1 - Abbotsford	1.9	4.3	2.5	4.6	2.9	4.2	2.1	**	2.9	4.5
Zone 2 - Mission	**	**	3.1	6.6	1.9	5.9	**	**	3.9	3.9
Abbotsford-Mission CMA	**1.9**	**4.9**	**2.5**	**4.8**	**2.8**	**4.4**	**2.9**	**	**3.0**	**4.5**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

3.1.6 Private Row (Townhouse) and Apartment Turnover Rates (%) by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Abbotsford	n/a	**	n/a	24.6	n/a	17.6	n/a	**	n/a	20.7
Zone 2 - Mission	n/a	**	n/a	13.3	n/a	9.3	n/a	**	n/a	13.7
Abbotsford-Mission CMA	**n/a**	**	**n/a**	**23.4**	**n/a**	**17.0**	**n/a**	**20.6**	**n/a**	**20.0**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Abbotsford-Mission CMA - October 2016

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Abbotsford-Mission CMA										
Single Detached	**	**	**	**	**	**	1,344	1,474	1,265	1,591
Semi detached, Row and Duplex	**	**	**	**	**	**	**	1,279	**	**
Other-Primarily Accessory Suites	**	**	**	**	803	**	**	**	705	**
Total	**	**	**	**	862	**	1,364	1,412	1,058	1,205

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Abbotsford-Mission CMA - October 2016

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-15	Oct-16
Abbotsford-Mission CMA		
Single Detached	3,443	**
Semi detached, Row and Duplex	**	**
Other-Primarily Accessory Suites	**	**
Total	8,549	8,850

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent levels, availability, turnover and vacancy unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy, availability, and turnover rates and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of percent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports. The rent levels in new and existing structures are also published. While the percent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in late summer and early fall to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has two components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents in the following CMAs: Abbotsford-Mission, Barrie, Calgary, Edmonton, Halifax, Hamilton, Kelowna, Montréal, Ottawa, Québec, Regina, Saskatoon, St. Catharines-Niagara, St. John's, Toronto, Vancouver, Victoria, Windsor and Winnipeg.
- A Condominium Apartment Survey to collect vacancy and rent information in the following CMAs: Calgary, Edmonton, Gatineau, Halifax, Hamilton, Kelowna, Kitchener-Cambridge-Waterloo, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg.

Both these surveys are conducted by telephone interviews. For the Condominium Apartment Survey, information is obtained from the property management company or condominium (strata) board, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the Household Rent Survey, information is collected from an adult living in the household. Both surveys are conducted in late summer and early fall, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates from the Condominium Apartment Survey. For the Household Rent Survey, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

RENTAL MARKET SURVEY (RMS) AND SECONDARY RENTAL MARKET SURVEY (SRMS) DATA RELIABILITY

CMHC does not publish an estimate (e.g. Vacancy Rates and Average Rents) if the reliability of the estimate is too low or the confidentiality rules are violated. The ability to publish an estimate is generally determined by its statistical reliability, which is measured using the coefficient of variation (CV). CV of an estimate is defined as the ratio of the standard deviation to the estimate and CV is generally expressed a percentage. For example, let the average rent for one bedroom apartments in a given CMA be $\bar{x}$ and its standard deviation be $\sigma_{\bar{x}}$. Then the Coefficient of Variation is given by $CV = \frac{\sigma_{\bar{x}}}{\bar{x}}$.

Please click Methodology or Data Reliability Tables Appendix link for more details.

Reliability Codes for Proportions

CMHC uses CV, sampling fraction and universe size to determine the ability to publish proportions such as vacancy rates, availability rates and turnover rates. The following letter codes are used to indicate the level of reliability of proportions:

a – Excellent
b – Very good
c – Good
d – Fair (Use with Caution)
** – Poor – Suppressed
++ – Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- – No units exist in the universe for this category
n/a – Not applicable

The following two tables indicate the level of reliability of proportions:

If the proportion is Zero (0) and sampling fraction is less than 100% then the following levels are assigned:

	Sampling Fraction (%) range				
Structures in Universe	**(0,20]***	**(20,40]**	**(40,60]**	**(60,80]**	**(80,100)**
3 – 10	Poor	Poor	Poor	Poor	Poor
11 – 20	Poor	Fair	Fair	Fair	Good
21 – 40	Poor	Fair	Fair	Good	Very Good
41 – 80	Poor	Fair	Good	Good	Very Good
81+	Poor	Good	Good	Very Good	Very Good

*(0, 20] means sampling fraction is greater than 0% but less than or equal to 20%; others are similar.

Otherwise, the following table is used to determine the reliability level of proportions:

	Coefficient of Variation (CV) %						
Vacancy Rate	**0**	**(0,5]**	**(5,10]**	**(10,16.5]**	**(16.5,33.3]**	**(33.3,50]**	**50+**
(0,0.75]	Excellent	Excellent	Excellent	Excellent	Excellent	V. Good	V. Good
(0.75,1.5]	Excellent	Excellent	Excellent	Excellent	Excellent	Fair	Poor
(1.5,3]	Excellent	Excellent	Excellent	V. Good	Good	Poor	Poor
(3,6]	Excellent	Excellent	V. Good	Good	Fair	Poor	Poor
(6,10]	Excellent	Excellent	V. Good	Good	Poor	Poor	Poor
(10,15]	Excellent	Excellent	Good	Fair	Poor	Poor	Poor
(15,30]	Excellent	Excellent	Fair	Poor	Poor	Poor	Poor
(30,100]	Excellent	Excellent	Poor	Poor	Poor	Poor	Poor

Reliability Codes for Averages and Totals

CMHC uses the CV to determine the reliability level of the estimates of average rents and a CV cut-off of 10% for publication of totals and averages. It is felt that this level of reliability best balances the need for high quality data and not publishing unreliable data. CMHC assigns a level of reliability as follows (CV's are given in percentages):

a – If the CV is greater than 0 and less than or equal to 2.5 then the level of reliability is **Excellent**.
b – If the CV is greater than 2.5 and less than or equal to 5 then the level of reliability is **Very Good**.
c – If the CV is greater than 5 and less than or equal to 7.5 then the level of reliability is **Good**.
d – If the CV is greater than 7.5 and less than or equal to 10 then the level of reliability is **Fair**.
** – If the CV is greater than 10 then the level of reliability is **Poor**. (Do Not Publish)

Arrows indicate Statistically Significant Changes

Use caution when comparing statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. When applicable, tables in this report include indicators to help interpret changes:

↑ indicates the year-over-year change is a statistically significant increase.
↓ indicates the year-over-year change is a statistically significant decrease.
– indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.
△ indicates that the change is statistically significant

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Turnover: A unit is counted as being turned over if it was occupied by a new tenant moved in during the past 12 months. A unit can be counted as being turned over more than once in a 12 month period.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution CMHC is able to provide information that benefits the entire housing industry.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for almost 70 years.

CMHC helps Canadians meet their housing needs. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer objective housing research and information to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, LinkedIn, Facebook and YouTube.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2016 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

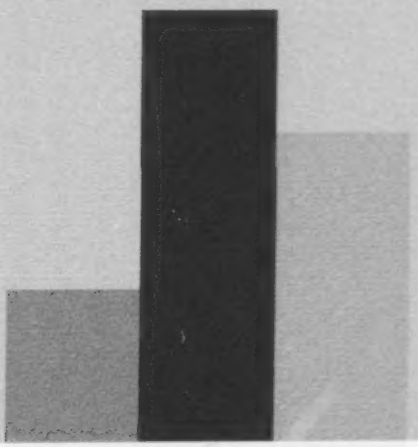
Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the CMHC Copyright request form and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends.

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre provides a wealth of local, regional, and national data, information, and analysis through its suite of reports, data tables, and interactive tools.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL!

The housing data you want, the way you want it.

- Information in one central location
- Quick and easy access
- Neighbourhood level data

cmhc.ca/hmiportal

Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends & *much more!*

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!

www.cmhc.ca/observer

68967_2016_A01